

# SITE IMPROVEMENT PLAN

FOR SUBLOT NO. 2 IN THE SANCTUARY SUBDIVISION, PHASE 1  
OF PART OF ORIGINAL KIRTLAND TOWNSHIP LOT NO. 21 AND  
PART OF LOT NOS. 6, 7, 8, 9, 19, 20, 22, 23, 33, 34 AND 35 IN  
TRACT NO. 1. NOW IN THE VILLAGE OF KIRTLAND HILLS, LAKE  
COUNTY, OHIO.

FOR: THE PALAGYI RESIDENCE

BUILDER: PAYNE & PAYNE BUILDERS

## NOTES:

684.7 INDICATES EXISTING ELEVATION  
685.9 INDICATES PROPOSED GRADE  
--- 684 --- INDICATES EXISTING CONTOUR LINE  
--- 685 --- INDICATES PROPOSED CONTOUR LINE  
← INDICATES DIRECTION OF SURFACE  
WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT  
FRONT OF SUBLOT NOS. 1 AND 2  
ELEVATION = 688.74

CONTRACTOR TO VERIFY SANITARY AND STORM  
CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY. SEE  
FOUNDATION PLAN FOR HOUSE DETAILS.

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10  
FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD  
DRAINS, NATURAL WATERCOURSES OR STREET)  
ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF  
FOOTER TO STORM AND SANITARY LATERALS. IF 1%  
CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

UNDERGROUND INFORMATION SHOWN TAKEN FROM  
IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS  
TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO  
CONSTRUCTION.

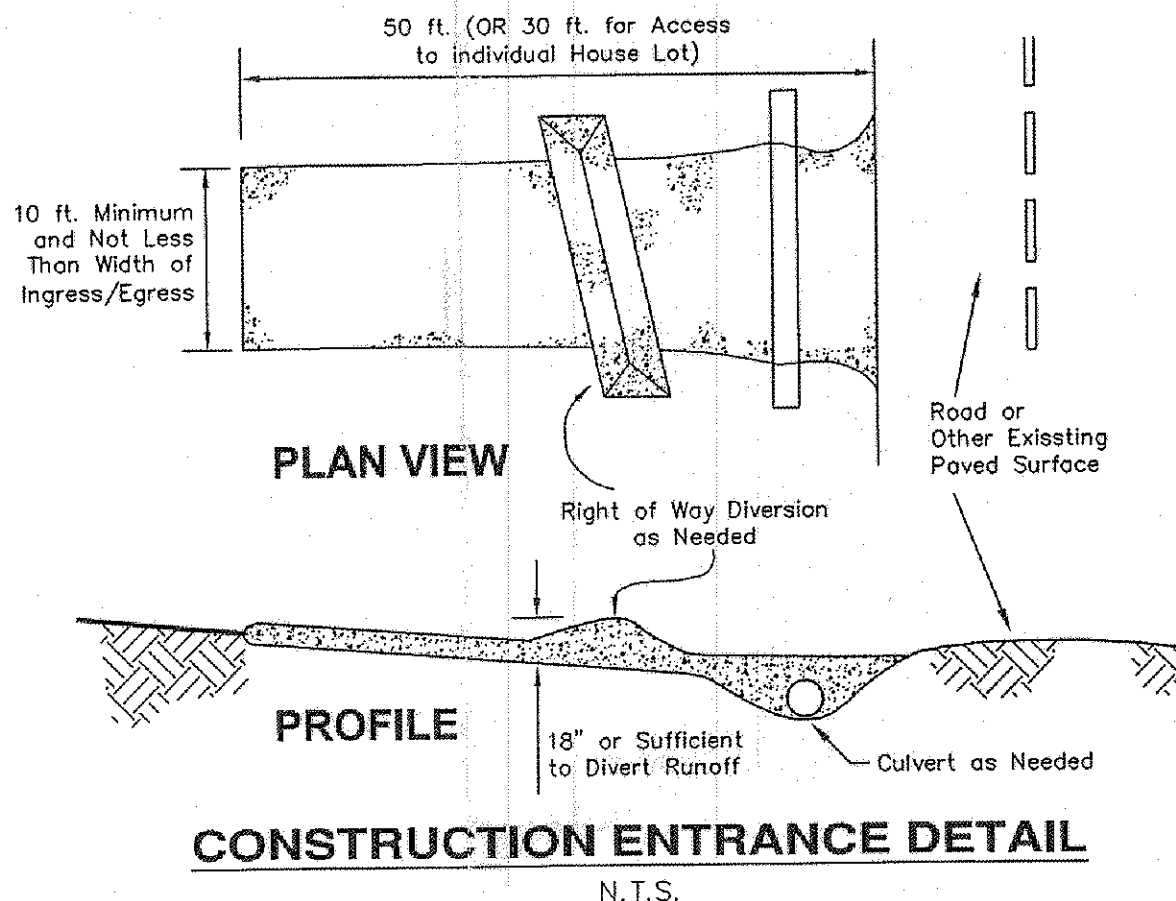
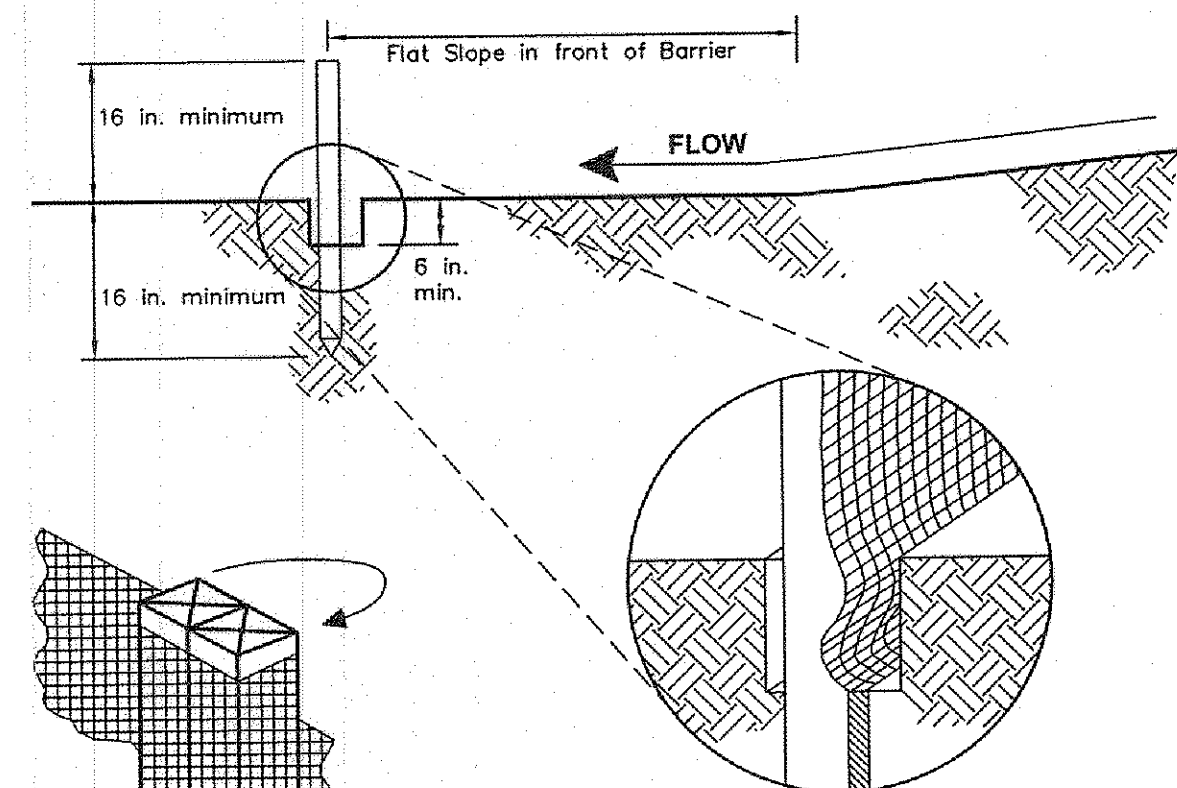
CONTRACTOR MUST CHECK BENCH MARK WITH  
PERMANENT GRADE BEFORE ANY EXCAVATION OR  
WORK IS STARTED.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR  
INDIVIDUAL LOT PROTECTION" AND "EROSION AND  
SEDIMENT CONTROL FOR CONSTRUCTION SITES".

③ IRON PIN SET OR FOUND.

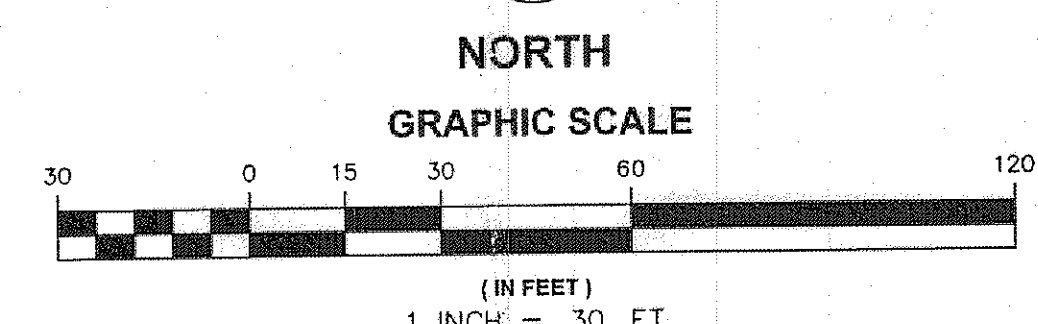
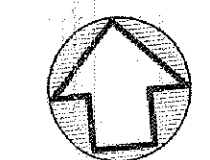
--- SILT FENCE

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Drainage Engineer  
By L.S. Date 9/21/2011



| Seeding Dates                | Species            | Lb./1,000 sq. ft. | Per Ac.  |
|------------------------------|--------------------|-------------------|----------|
| March 1 to August 15         | Oats               | 3                 | 4 bushel |
|                              | Tall Fescue        | 1                 | 40 lb.   |
|                              | Annual Ryegrass    | 1                 | 40 lb.   |
|                              | Perennial Ryegrass | 1                 | 40 lb.   |
| August 16 to November 1      | Rye                | 3                 | 2 bushel |
|                              | Tall Fescue        | 1                 | 40 lb.   |
|                              | Annual Ryegrass    | 1                 | 40 lb.   |
|                              | Wheat              | 3                 | 2 bushel |
| November 1 to Spring Seeding | Tall Fescue        | 1                 | 40 lb.   |
|                              | Annual Ryegrass    | 1                 | 40 lb.   |
|                              | Perennial Ryegrass | 1                 | 40 lb.   |
|                              | Tall Fescue        | 1                 | 40 lb.   |

Note: Other approved seed species may be substituted.



AUGUST 18, 2011  
SEPT. 9, 2011: ADDED SEPTIC SYSTEM

## Erosion and Sediment Control Schedule

**Ingress-Egress**  
A stone access drive complete with under lying geo-textile fabric (20 feet wide and 50 feet long) for ingress and egress at the site shall be installed. This drive shall be the only entrance and exit to the site.

**Silt Fence**  
All silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

**Temporary Seeding**  
Disturbed areas of the site that are to remain idle for more than Twenty-one (21) days shall be properly seeded and straw mulched within seven (7) days of completion of initial grading. Temporary seeding and mulching of a thirty (30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.

**Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.**

**Mulching**  
Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty (30) feet of the entire length of the lot. *Root chips* may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly installed silt fence.

**Maintenance**  
Erosion and sediment controls shall be inspected every seven (7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

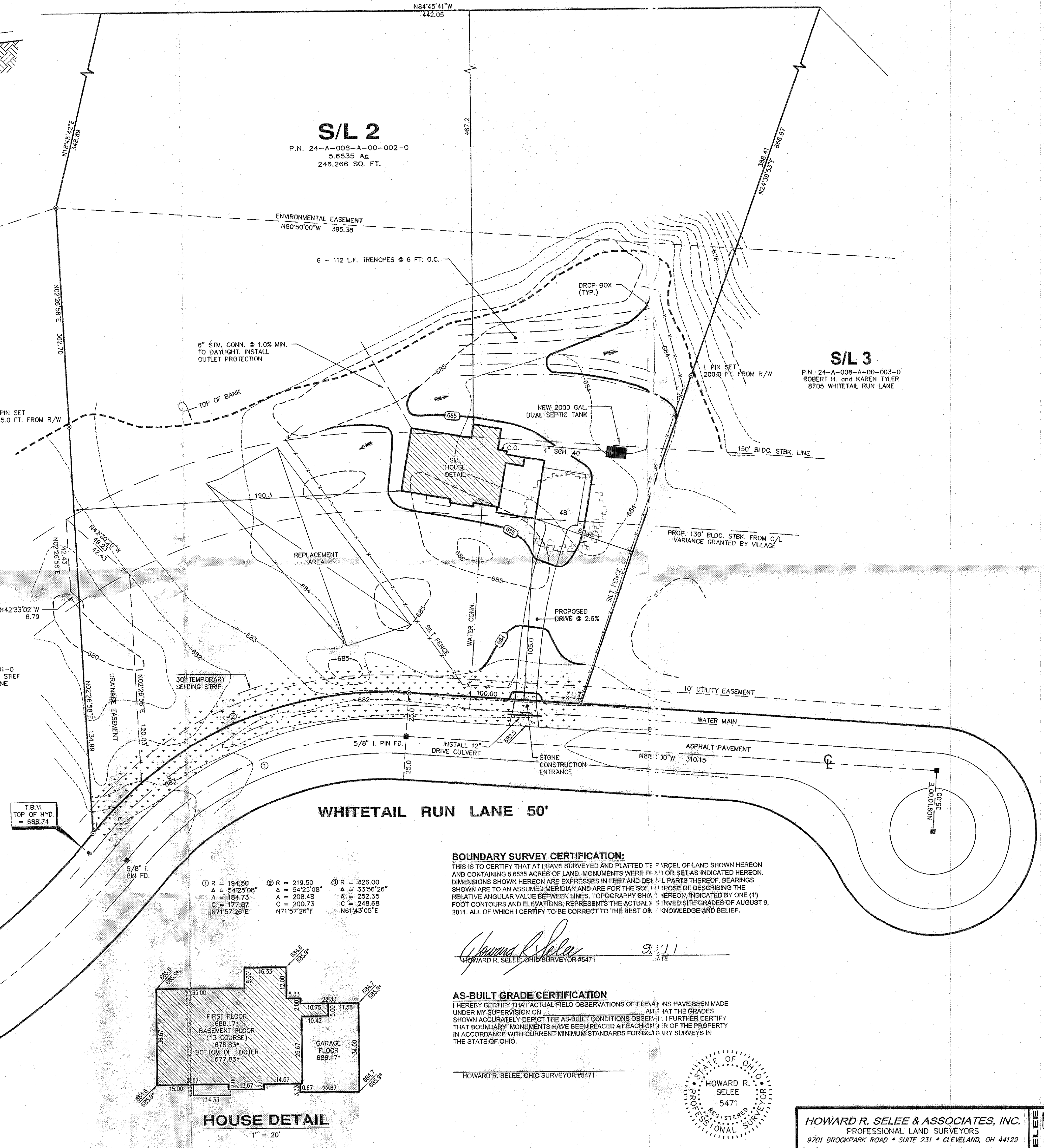
**Note:**  
All erosion and sediment control specifications, applications, and timetables are based of the descriptions and standards of The Ohio Department of Natural Resources "Rainwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as adopted December 21, 1999.

The specified erosion and sediment control standards are general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.

S/L 1  
P.N. 24-A-008-A-00-001-0  
WILLIAM C. and ANNE MARIE STIEF  
8655 WHITETAIL RUN LANE

S/L 2  
P.N. 24-A-008-A-00-002-0  
5.6535 Ac.  
246,266 SQ. FT.

S/L 3  
P.N. 24-A-008-A-00-003-0  
ROBERT H. and KAREN TYLER  
8705 WHITETAIL RUN LANE



## BOUNDARY SURVEY CERTIFICATION:

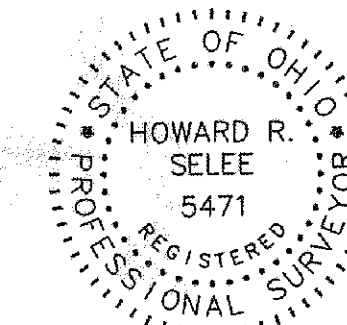
THIS IS TO CERTIFY THAT AT I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 5.6535 ACRES OF LAND. MONUMENTS WERE PLACED OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1) FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL SURVEYED SITE GRADES OF AUGUST 9, 2011. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee*  
HOWARD R. SELEE, OHIO SURVEYOR #5471

## AS-BUILT GRADE CERTIFICATION

I HEREBY CERTIFY THAT ACTUAL FIELD OBSERVATIONS OF ELEVATIONS HAVE BEEN MADE UNDER MY SUPERVISION ON AUGUST 18, 2011 AT THE GRADES SHOWN ACCURATELY DEPICT THE AS-BUILT CONDITIONS OBSERVED. I FURTHER CERTIFY THAT BOUNDARY MONUMENTS HAVE BEEN PLACED AT EACH CORNER OF THE PROPERTY IN ACCORDANCE WITH CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

HOWARD R. SELEE, OHIO SURVEYOR #5471



HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129  
(216) 398-0280 File No. 01498-2

